031.0	0006	0012.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 986,800 / 986,800
					USE VALUE: 986,800 / 986,800
					ASSESSED: 986,800 / 986,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRENNAN CAROLE & CYNTHIA
Owner 2:	GLINES CHRISTINE & BRENNAN STE
Owner 3:	
Street 1:	10 WILLIAMS ST #33
Street 2:	
Twn/City:	ROXBURY
St/Prov:	MA Cntry: Own Occ:
Postal:	02119 Type:

PREVIOUS OWNER

Owner 1:	BRENNAN PAUL W -
Owner 2:	-
Street 1:	60 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, life estate having primarily Vinyl Exterior and 2551 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	527,300	4,700	454,800	986,800
Total Card	0.114	527,300	4,700	454,800	986,800
Total Parcel	0.114	527,300	4,700	454,800	986,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.90 | /Parcel: 386.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22157

GIS Ref

GIS Ref

Insp Date 09/15/17

!2640!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	527,500	4700	4,950.	454,800	987,000	987,000	Year End Roll	12/18/2019
2019	104	FV	394,700	4700	4,950.	483,200	882,600	882,600	Year End Roll	1/3/2019
2018	104	FV	394,700	4700	4,950.	352,500	751,900	751,900	Year End Roll	12/20/2017
2017	104	FV	370,100	4700	4,950.	307,000	681,800	681,800	Year End Roll	1/3/2017
2016	104	FV	370,100	4700	4,950.	261,500	636,300	636,300	Year End	1/4/2016
2015	104	FV	329,600	4700	4,950.	255,800	590,100	590,100	Year End Roll	12/11/2014
2014	104	FV	329,600	4700	4,950.	210,300	544,600	544,600	Year End Roll	12/16/2013
2013	104	FV	343,000	4700	4,950.	200,100	547,800	547,800		12/13/2012

PRINT

Date	Time
12/10/20	18:00:38

LAST REV

Date	Time
10/20/20	10:23:52
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2640

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENNAN PAUL W,	67191-443		5/3/2016	Convenience	99	No	No		Paul W. Brennan dod 6/29/2020
	16821-127		3/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	22157
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2012	148	Wood Dec	4,415					replace wood deck,
10/7/2011	1267	New Wind	13,100	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2017	MEAS&NOTICE	HS	Hanne S
4/1/2009	Meas/Inspect	189	PATRIOT
3/17/2000	Inspected	263	PATRIOT
2/24/2000	Measured	264	PATRIOT
8/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09948623
Const Adj.:	0.98490196
Adj $ / SQ:	184.091
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647743
Depreciation:	120480
Depreciated Total:	527262

COMMENTS

BLOCKED FRPL.. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

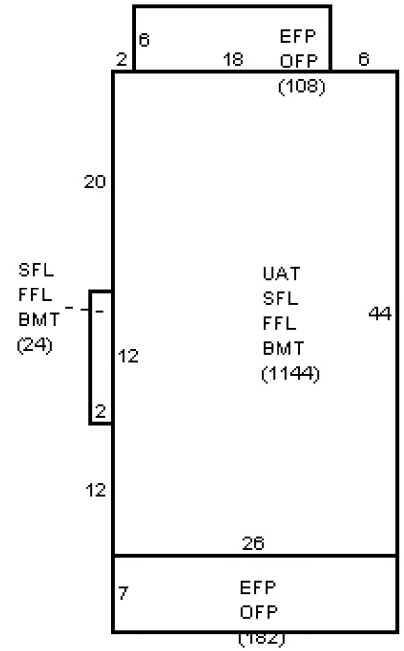
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	184.09
Special Features:	0	Val/Su Net:	120.66
Final Total:	527300	Val/Su SzAd	225.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,168	55.230	64,505
FFL	First Floor	1,168	184.090	215,018
SFL	Second Floor	1,168	184.090	215,018
EFP	Enclos Porch	290	36.060	10,457
OFP	Open Porch	290	21.850	6,338
UAT	Upper Attic	286	115.060	32,906

Net Sketched Area: 4,370 | Total: 544,242

Size Ad 2336 | Gross Are 5228 | FinArea 2551

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1922	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700